

1. This grant authorizes the use of the subject property with less than required parking, as depicted on the approved Exhibit "A" and subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8 and until all required monies have been paid pursuant to Condition No. 10.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within 60 days from the date of approval.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$750.00**. The monies shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **5 biennial (every other year)**. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is \$150.00 per inspection.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning

Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.

12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
13. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works. Upon receipt of this letter, the permittee shall contact the local Building and Safety office for any needed retrofitting as may be required by the Department of Public Works.
14. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by the Fire Department;
15. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the businesses being operated on the premises or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
16. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that revised plans are submitted, the written authorization of the property owner is required.
17. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director for review and approval three copies of dimensioned sign elevations for all proposed signs, if any, on the subject property. Proposed signs shall be developed in accordance with Section 22.44.118.C.3 and Part 10 of Chapter 22.52 of the County Code.
18. The operation and maintenance of the subject commercial building with less than required parking shall be further subject to all of the following restrictions:

- a. The permittee shall provide and continuously maintain a minimum of 28 parking spaces, including two spaces reserved for persons with disabilities. The access aisles adjacent to the parking spaces for disabled persons shall not be used for additional parking. All parking spaces shall remain free and clear of debris and available for parking at all times;
- b. The permittee shall maintain in a neat and orderly fashion, free of litter and debris, all areas of the premises over which the permittee has control;
- c. The permittee shall post signs stating that only customers of the business establishments on the subject property are allowed to park in the parking lot;
- d. The permittee shall post signage on the subject property with a contact number for reporting complaints to the County Sheriff and Regional Planning Zoning Enforcement Section;
- e. The permittee shall maintain a current contact name, address and phone number on file with the Department of Regional Planning at all times;
- f. Within sixty days of the approval date of this grant, the property owner shall furnish to the Department of Regional Planning and record in the office of the County Recorder an agreement, as a covenant running with the land for the benefit of the County of Los Angeles, providing that should this parking permit terminate, the owner or his successor in interest will either terminate the use of 4,560 square feet of the subject commercial building as leased area or develop the on-site parking spaces needed to bring the use and/or occupancy into conformance with Chapter 22.52 of the County Code;
- g. If the retail plaza substantially changes its mode or character of operation so as to require more parking, or if the current or any subsequent owner changes the use or occupancy of the subject property, all required parking must be provided except as otherwise authorized by a new parking permit;
- h. The hours of operation for the dance school shall be 6 p.m. to 11 p.m., 7 days a week;
- i. Each class shall have a maximum of 75 students;
- j. The facility may not be rented out for events or parties;
- k. No live music is allowed;

- l. There shall be a 20 minute interlude between each class;
- m. Consecutive dance classes shall be of a different dance type;
- n. If the Department of Regional Planning receives a complaint regarding the operation of the dance school within six months of its inception a community meeting with Planning staff present shall be arranged by the applicant; and
- o. The permit will automatically terminate should the public parking lot on Ford Boulevard become unavailable.

RJF:MBM
11/20/2003